



### SITUATION

Located in Crowborough town centre adjacent to **Morrisons** and **The Original Factory Shop**, close to **WHSmith**, **Santander**, **Boots Pharmacy**, **Costa Coffee** and a host of local traders. Crowborough lies approx. 21 miles north east of Brighton, 24 miles south of Croydon and benefits from good road links via the A26.

### PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with internal access to **Ancillary Accommodation** at first floor level ([see Note](#)).

### ACCOMMODATION

#### Ground Floor Restaurant (60 covers)

Gross Frontage	13'10"
Internal Width	12'8"
widening at rear to	20'9"
Restaurant Depth	51'4"

#### First Floor

Kitchen/Prep Area	Approx 520 sq ft
4 WC's	

### TENANCY

The entire property is let on a full repairing and insuring lease to **Sefa Karatay t/a Hattusa as a Turkish Restaurant** (having 4 branches incl. 2 in Sevenoaks and 1 in Tunbridge Wells – visit [www.hattusa.co.uk](http://www.hattusa.co.uk)) for a term of 20 years from 4th September 2018 at a current rent of **£16,000 per annum** exclusive.

**Rent Reviews 2023 and 5 yearly**



**VAT is applicable to this Lot**

### FREEHOLD

**Note 1:** There may be potential to convert the first floor to Residential Use under Permitted Development similar to other units in the parade, subject to obtaining possession and the necessary consents. There is already an external fire escape staircase at the rear which leads out on to the High Street.

**Note 2:** There is a **£4,000 Rent Deposit held**.

**£16,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Jonathan Ross**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

### Vendor's Solicitors

SCJ Solicitors

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